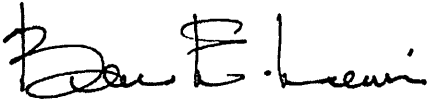


Daniel Blanchard	Aye
Jordan Elsbury	Aye
David Hacker	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2023-171 TO

PLANNED UNIT DEVELOPMENT

APRIL 6, 2023

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2023-171 to Planned Unit Development.

Location: 0 Normandy Boulevard (SR 228), at the intersection with Bicentennial Drive

Real Estate Number(s): 002266 0140

Current Zoning District: Planned Unit Development (PUD 2018-438)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent: Jason Gabriel, Esq.
Burr-Forman, LLP
50 North Laura Street, Suite 3000
Jacksonville Florida 32202

Owner: Christopher C. Bicho
543 Thames Street
Newport, Rhode Island 02840

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2023-171 seeks to rezone approximately 53.84 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with multi-family housing. The current PUD allows a maximum of 216 dwelling unit. The proposed PUD requests to increase the number of units to 270. Included in the proposed development are recreational facilities for the residents and their guests. Recreational facilities may include a recreation center, a swimming pool, or clubhouse.

The current PUD Ord. 2018-438-E was approved with the following condition:

1. In order to ensure compliance with Policy 1.2.9 of the Future Land Use Element of the 2030 Comprehensive Plan, the development must connect to both the sanitary sewer and potable water main. The potable water connection should serve water for the development.

The Planning & Development Department has reviewed the condition of the enacted ordinance and has determined the condition is no longer valid as sanitary sewer and potable water are already at the site.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the Category Description of the FLUE, the proposed LDR future land use category is intended to provide for low density residential use. Principal uses include single family and multi-family dwellings, as proposed in the PUD. The proposed PUD is for a maximum of 270 multi-family units. The maximum gross density in the LDR category for the Suburban Area is 7 units/acre when full urban services are available to the site. The PUD is proposing a density of 5 units/acre. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.1.20 Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater

collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The streetscape: The proposed streetscape and site design will be consistent across the development, and will match that of the existing multi-family housing development to the west. According to the provided site plan all buildings in the development visible from Bicentennial Drive will be at a consistent 25 foot setback from the northern property line. They will also share design features that are internally compatible as well as being complimentary to the existing multi-family development to the west in order to provide a consistent streetscape.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Apartment or townhome uses within the PUD will provide active recreation/amenities at a ratio of a minimum 150 square feet of recreational land per residential unit cumulatively throughout the PUD. For each residential use, the preliminary sketch plan submitted to the Planning and Development Department for verification of substantial compliance with this PUD shall contain specifications (including recreation land area and information regarding the active recreation facilities to be included) demonstrating compliance with these standards.

The use of existing and proposed landscaping: The PUD shall be constructed according to the landscaping requirements of part 12 of the Zoning Code.

The treatment of pedestrian ways: The PUD will comply with the Zoning Code and 2030 comprehensive Plan with regards to sidewalks, trails, and bikeways. The location of the proposed development will also improve the pedestrian connectivity between the existing development to the west and Normandy Boulevard.

The use and variety of building setback lines, separations, and buffering: In order to maintain a consistent appearance across the whole development, all buildings are planned to follow a 25 foot buffer along Bicentennial Drive. The development will also provide a 25 foot undisturbed buffer between the uplands and jurisdictional wetlands occupying the southern portion of the property. The PUD also provides minimum yards of 20 feet in the front, 10 feet on the sides, and 20 feet in the rear for all buildings.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located in an area where the surrounding area largely consists of residential and agricultural uses. Multi-family development at this location complements the existing multi-family development to the west, and increases available housing options for those in the area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	PBF	PUD	Vacant
South	AGR-IV	AGR	Single-family residences
East	AGR-IV	AGR	Single-family residences
West	LDR	PUD	Multi-family residences

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and is a single-use, multi-family development, which is not to exceed 270 dwelling units. The PUD is appropriate at this location because it will support the existing airport and residential development in the area.

The location of various proposed use within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The proposed PUD is a single-use multi-family development. All multi-family use within the parcel will be concentrated along Bicentennial Drive in order to avoid wetlands present on the southern portion of the property while also maintaining a consistent appearance within the PUD and with the existing multi-family development to the west.

The existing residential density and intensity of use of surrounding lands: The area surrounding the PUD is predominately residential, having been developed primarily with single-family homes in agricultural zoning districts. There is also, however, an immediately adjacent multi-family housing complex. The proposed development is compatible in intensity to the adjacent property and in general character to the surrounding uses.

The availability and location of utility services and public facilities and services:

The Duval County School District indicates that the proposed development will generate approximately 65 new students for the following schools:

Mamie Agnes Jones ES #236	738 enrollment	75% capacity
Baldwin MS	1208 enrollment	71% capacity
Baldwin HS	1208 enrollment	89% capacity

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The PUD will have three vehicle use area entrances along Bicentennial Drive, which will provide residents with easy access to Normandy Boulevard. Normandy Boulevard is classified as a Principal road under the Functional Highway Classifications, and is well suited to the additional traffic that will be generated by the proposed development. Normandy Boulevard (SR 228) is a state road and FDOT indicates there is sufficient capacity for the proposed development.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area and may include a recreation center, a swimming pool, a cabana or clubhouse and an exercise facility. There will be approximately 150 square feet of recreation area per residential unit.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District identified wetlands on the site. There are approximately 17 acres of Category II and III wetlands in the western portion of the site. These have a high functional value for water filtration and flood water capacity. Any development should not be built in Category II wetlands. The provided site plan also shows that planned development will largely avoid the existing wetlands.

(9) Listed species regulations

A wildlife survey of the property was conducted by Environmental Services, Inc. in September of 2017 and submitted to the Planning and Development Department as part of this application. The survey did not find that any protected wildlife resided on the property, nor did it find any critical habitat for protected wildlife.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

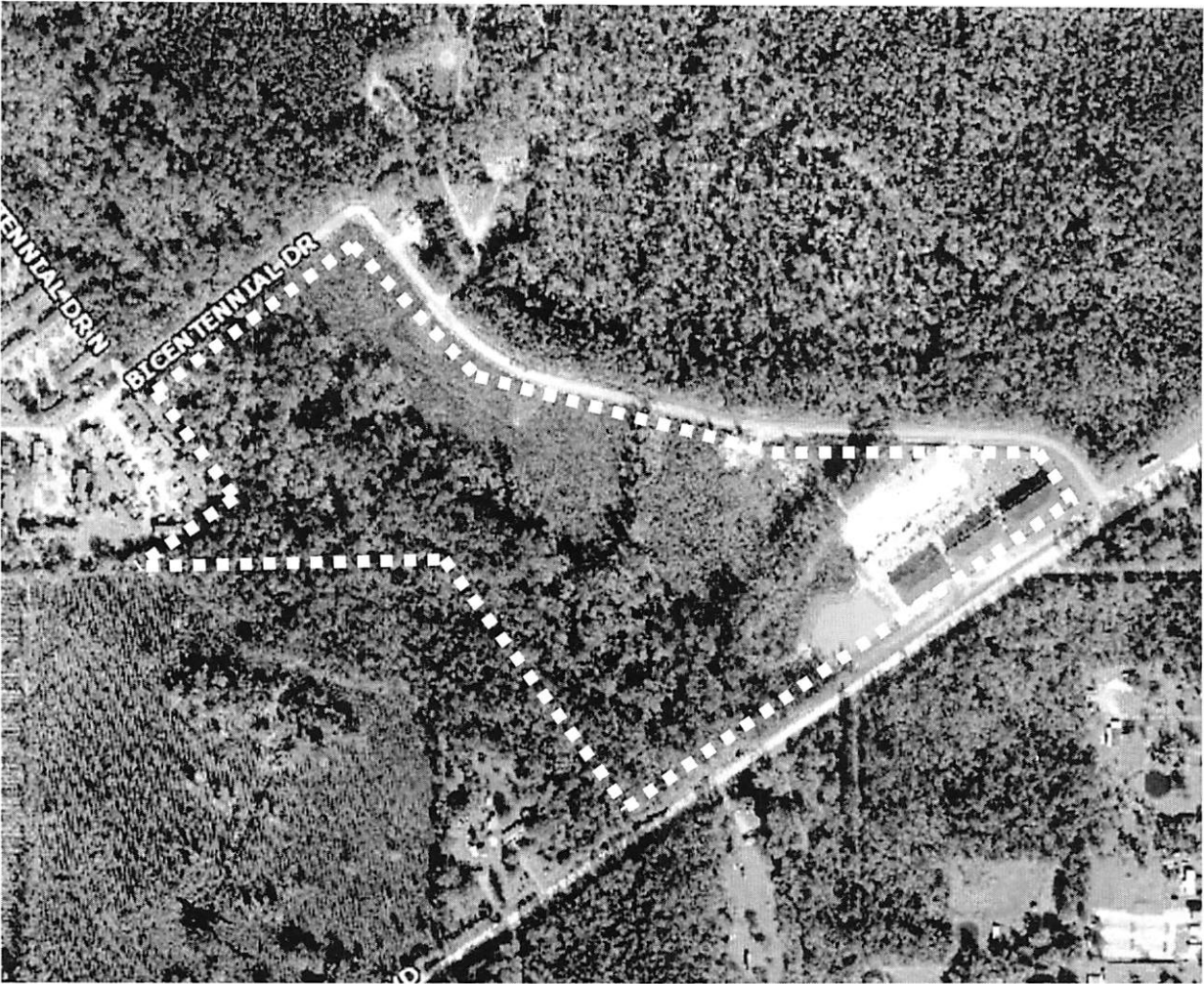
Upon visual inspection of the subject property on March 30, 2023, the required Notice of Public Hearing sign was posted.



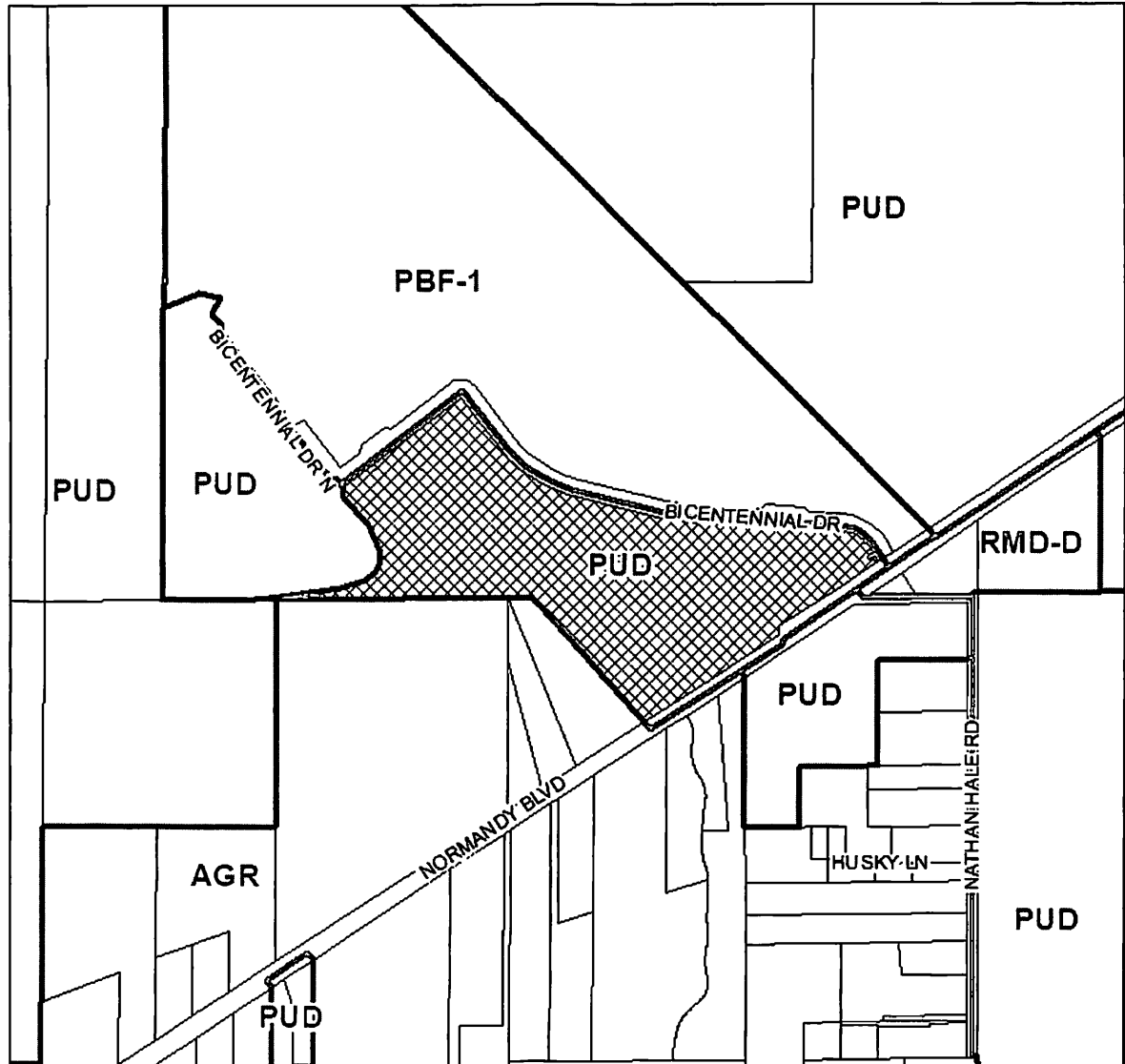
RECOMMENDATION

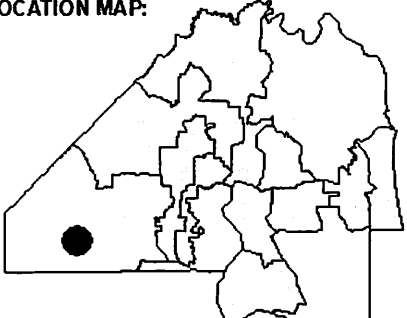
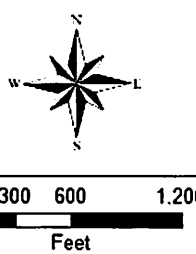
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2023-171** be **APPROVED** with the following exhibits:

1. The original legal description dated January 11, 2023.
2. The original written description dated February 6, 2023.
3. The original site plan dated January 11, 2023.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 300 600 1,200 Feet</p> <p>COUNCIL DISTRICT: 12</p>
<p>ORDINANCE NUMBER ORD-2023-0171</p>	<p>TRACKING NUMBER T-2023-4729</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2023-0171 **Staff Sign-Off/Date** BEL / 02/21/2023
Filing Date 03/01/2023 **Number of Signs to Post** 8
Hearing Dates:
1st City Council 04/11/2023 **Planning Commission** 04/06/2023
Land Use & Zoning 04/18/2023 **2nd City Council** N/A
Neighborhood Association NONE
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4729 **Application Status** PENDING
Date Started 01/12/2023 **Date Submitted** 01/12/2023

General Information On Applicant

Last Name JOHNSON **First Name** RUSSELL **Middle Name**
Company Name
LANDINGS REAL ESTATE GROUP
Mailing Address
543 THAMES STREET
City NEWPORT **State** RI **Zip Code** 02840
Phone 4018452200 **Fax** 904 **Email** RJOHNSON@LANDINGSGROUP.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name BICHO **First Name** CHRISTOPHER **Middle Name**
Company/Trust Name
SADDLE BROOK LANDINGS LLC
Mailing Address
543 THAMES STREET
City NEWPORT **State** RI **Zip Code** 02840
Phone 4018452200 **Fax** **Email** CBICHO@LANDINGSGROUP.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2018-438

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 002266 0140	12	4	PUD	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 53.42

Development Number

Proposed PUD Name SADDLE BROOK LANDINGS ANNEX LLC

Justification For Rezoning Application

IN 2018, APPLICANT WAS APPROVED TO REZONE APPROXIMATELY 53.42 ACRES OF PROPERTY LOCATED AT NORTH 0 NORMANDY BOULEVARD FROM A PBF TO PUD TO ALLOW FOR MULTI-FAMILY APARTMENT USE FOR A TOTAL OF 216 UNITS. WITH THIS NEW PUD APPLICATION, OWNER IS NOW SEEKING TO INCREASE THE NUMBER OF MULTIFAMILY APARTMENTS ON THIS PROPERTY FROM 216 UNITS TO 270 UNITS AND INCREASE THE NUMBER OF BUILDINGS FROM SEVEN TO NINE BUILDINGS. (2018 PUD WAS APPROVED FOR 9 BUILDINGS.) PROJECT WILL MEET ALL REQUIRED OPEN SPACE AN

Location Of Property

General Location

NORMANDY BOULEVARD

House #	Street Name, Type and Direction	Zip Code
0	NORMANDY BLVD	32221

Between Streets

NORMANDY BLVD and BICENTENNIAL DRIVE

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 53.42 Acres @ \$10.00 /acre:** \$540.00
- 3) Plus Notification Costs Per Addressee**
 - 14 Notifications @ \$7.00 /each:** \$98.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,907.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT "A"

"LAND"

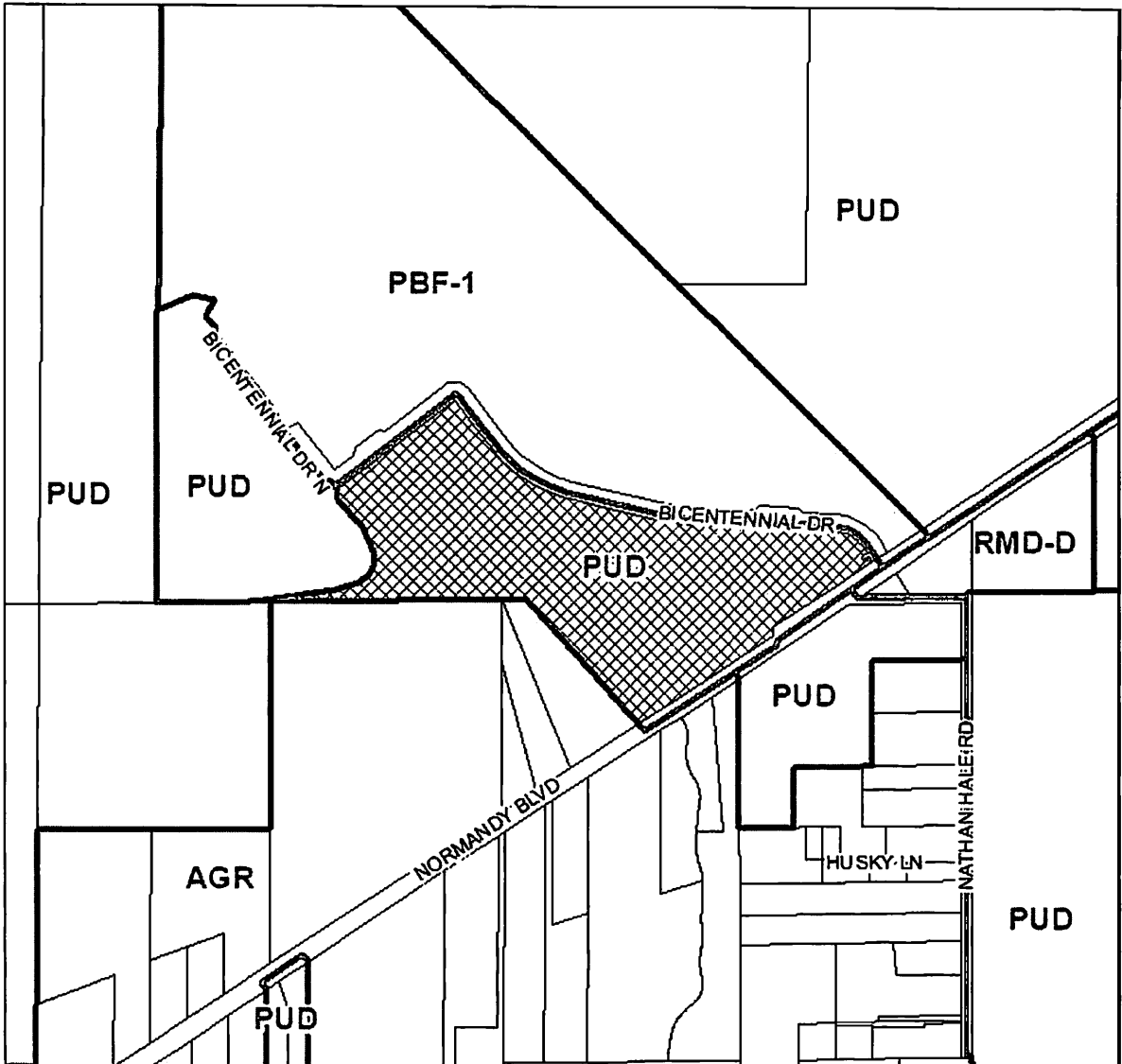
PARCEL A:

SITUATED IN SECTIONS 17 AND 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, COUNTY OF DUVAL, STATE OF FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 45 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SECTION 17, 127.97 FEET TO A POINT ON THE SOUTHERLY LINE THE YELLOW WATER PARCEL; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID YELLOW WATER PARCEL THE FOLLOWING ELEVEN (11) COURSES: NORTH 84 DEGREES 15 MINUTES 18 SECONDS EAST, 498.36 FEET; NORTH 71 DEGREES 34 MINUTES 46 SECONDS EAST, 144.68 FEET; NORTH 57 DEGREES 51 MINUTES 54 SECONDS EAST, 67.81 FEET; NORTH 24 DEGREES 52 MINUTES 15 SECONDS EAST, 57.36 FEET; NORTH 09 DEGREES 28 MINUTES 16 SECONDS EAST, 62.69 FEET; NORTH 21 DEGREES 11 MINUTES 09 SECONDS WEST, 80.89 FEET; THENCE NORTH 23 DEGREES 13 MINUTES 05 SECONDS WEST, 73.26 FEET; NORTH 41 DEGREES 19 MINUTES 55 SECONDS WEST, 163.57 FEET; NORTH 38 DEGREES 11 MINUTES 45 SECONDS WEST, 47.94 FEET; NORTH 00 DEGREES 26 MINUTES 09 SECONDS WEST, 52.60 FEET; NORTH 37 DEGREES 42 MINUTES 57 SECONDS WEST, 11.41 FEET TO A POINT ON THE SOUTHERLY LINE OF THE BICENTENNIAL DRIVE PARCEL; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWELVE (12) COURSES: NORTH 52 DEGREES 26 MINUTES 21 SECONDS EAST, 844.28 FEET; SOUTH 37 DEGREES 30 MINUTES 14 SECONDS EAST, 365.48 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 38 DEGREES 51 MINUTES 05 SECONDS; SOUTHEASTERLY ALONG SAID CURVE, 508.56 FEET TO A POINT OF TANGENCY; SOUTH 76 DEGREES 21 MINUTES 17 SECONDS EAST, 518.97 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 1,050.00 FEET AND A CENTRAL ANGLE OF 11 DEGREES 02 MINUTES 31 SECONDS; EASTERLY ALONG SAID CURVE, 202.35 FEET TO A POINT OF TANGENCY; SOUTH 87 DEGREES 23 MINUTES 46 SECONDS EAST, 797.10 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 54 DEGREES 37 MINUTES 31 SECONDS; SOUTHEASTERLY ALONG SAID CURVE, 238.35 FEET TO A POINT OF TANGENCY; SOUTH 32 DEGREES 46 MINUTES 36 SECONDS EAST, 11.96 FEET; SOUTH 57 DEGREES 13 MINUTES 24 SECONDS WEST, 40.00 FEET; SOUTH 32 DEGREES 46 MINUTES 36 SECONDS EAST, 26.00 FEET; NORTH 57 DEGREES 13 MINUTES 24 SECONDS EAST, 40.00 FEET; SOUTH 32 DEGREES 46 MINUTES 36 SECONDS EAST, 56.27 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORMANDY DRIVE, THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 56 DEGREES 30 MINUTES 37 SECONDS WEST 1624.39 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 40 DEGREES 48 MINUTES 47 SECONDS WEST, 954.89 FEET TO THE SOUTH LINE OF SECTION 17; THENCE ALONG THE SAID SOUTH LINE SOUTH 89 DEGREES 41 MINUTES 31 SECONDS WEST, 1475.20 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SADDLEBROOK LANDINGS ANNEX, LLC 0 NORMANDY BLVD. JACKSONVILLE, FL. 32221

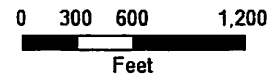
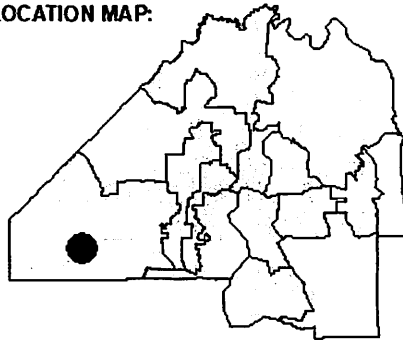


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2023-4729

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT D

**SADDLE BROOK LANDING PUD
Written Description**

February 6, 2023

Current Zoning District: PUD / Proposed Zoning District PUD

Current Land Use Designation: LDR / Proposed Land Use Designation N/A

RE #002266-0140

I. SUMMARY DESCRIPTION OF THE PLAN

In 2018, Applicant was approved to rezone approximately 53.42 acres of property located on the north side of Normandy Blvd and east of Yellow Water Road from a PBF to PUD to allow for multi-family apartment use for a total of 216 units. With this new PUD application, owner is now seeking to increase the number of multifamily apartments on this property from 216 units to 270 units and increase the number of buildings from seven to nine buildings as originally approved, with all required open space and recreational areas and storm water retention areas.

The property is currently under construction with three of the seven approved multifamily buildings completed, two buildings underway and the remaining two buildings scheduled for construction in 2023. All adjacent parcels are vacant land, except for a multi-family PUD to the west. Surrounding land use designations and zoning districts include: PBF/PBF-1 to the north, LDR/PUD to the west and AGR-III/AGR to the south.

A site plan of the apartment use is attached hereto as Exhibit "E."

II. QUANTITATIVE DATA

- A. Total Acreage: 53.42 acres
- B. Total number of dwelling units: 270 units
- C. Total amount of non-residential floor area:
- D. Total amount of recreation area: 1.0 acres
- E. Total amount of open space: 45.39 acres
- F. Total amount of public/private rights of way: 3.69 acres
- G. Total amount of land coverage of all buildings and structures: 6.24 acres
- H. Phase schedule of construction (include initiation dates and completion dates)
 - Phase I – 150 units start date 1/1/2020 completion date 9/1/2023
 - Phase II – 60 units start date 1/1/2024 completion date 6/1/2025
 - Phase III – Schedule is pending approval of PUD

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code? This PUD proposal simply seeks increase the previously approved number of multifamily apartments on this property from 216 units to 270 units with all necessary open space and recreational areas and storm water retention areas.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated, or maintained by the City. All areas and functions related to the continued operation and maintenance will be maintained by the owner.

IV. USES AND RESTRICTIONS

Set forth below are the permitted uses and corresponding development for a multi-family apartment use:

A. Permitted Uses

1. Multiple Family Dwellings
2. Accessory uses and structures as permitted in the Zoning Code.

V. DESIGN GUIDELINES

A. Minimum Lot and Building Requirements:

- a. Minimum Lot Width: 60 feet
- b. Minimum Lot Area: 1,100 square feet per unit
- c. Minimum Yard Requirements:
 - (i) Front – 20 feet
 - (ii) Side – 10 feet
 - (iii) Rear – 20 feet
- d. Maximum Height: Forty-five feet (45').
- e. Maximum Lot Coverage: 60%.
- f. Maximum Number of Units: 270.

B. Ingress, Egress and Circulation:

1. **Parking and Loading Requirements:** Unless otherwise agreed to by the Planning and Development Department, development of the property will comply with the City's off-street parking and loading space requirements as set forth in Part 6 of the Zoning Code.
2. **Vehicular Access:** Access will be from Bicentennial Drive. The proposed access point for the multi-family development is as shown on the site plan attached as Exhibit "E." Prior to verification of substantial compliance with this PUD, the location and design of all access points will be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
3. **Pedestrian Access:** The location and design of the sidewalks will be consistent with the Comprehensive Plan and subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

C. Signage:

1. PUD Entrance Sign: The PUD shall be permitted three double-faced illuminated monument entrance sign(s), not to exceed twenty-four (24) square feet in area per sign face and twelve (12) feet in height on Bicentennial Drive.
2. Wall Signs, Canopy Signs, and Other Interior Signs: Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street. One under canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area is permitted; provided, however, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs. Directional signs, real estate signs and construction signs are permitted.

D. Landscaping: Landscaping for the multi-family use shall be in accordance with the requirements set forth in Part 12 of the Zoning Code, except as otherwise described.

E. Open Spaces and Recreation Areas: The PUD includes open spaces and passive recreation areas. Recreational amenities and space, including a recreation center, and may include such amenities as a pool, playground/play areas and similar uses, but in any event, will be provided at a minimum one-hundred fifty (150) square feet per unit. In addition, the PUD includes a maintenance facility to service the development.

- F. **Utilities:** Electric power is available to the site provided for by the JEA. Centralized Water System will provide water and sewer services. The developers will design and construct each building to furnish adequate fire protection.
- G. **Wetlands:** The property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection, and the U.S. Army Corps of Engineers.
- H. **Storm Water Retention:** Retention shall meet the requirement of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District. Storm water retention area may be located on or off-site and may be shared with other parcels provided the storm water design for the entire PUD meets the standards and requirements of the City of Jacksonville and the St. Johns River Water Management District.
- I. **Phasing:** The development of the PUD will vary due to market conditions. Temporary sales and/or leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.
- J. **Conceptual Site Plan:** The configuration of the site is noted in the multi-family site plan.

CONSISTENCY

- A. **Consistency with the Comprehensive Plan:** Development of the property for multi-family residential use is consistent with the underlying Comprehensive Plan designations governing the property.
- B. **Consistency with the Concurrency Management System:** Pursuant to the provisions of the Jacksonville Ordinance Code and Comprehensive Plan, the development will comply with the requirements of the Concurrency Management System; alternatively, the Mobility System or the existing development agreement controlling the site.
- C. **Internal Compatibility:** The multi-family conceptual site plan addresses circulation within the site. Pedestrian circulation, including exterior and interior sidewalks, shall be provided consistent with the Comprehensive Plan. The final design and engineering plans shall be subject to the review and approval of the City Traffic Engineer.
- D. **External Compatibility/Intensity of Development:** The surrounding land use designations and zoning districts include PBF/PBF-1 to the north, LDR/PUD to the west and AGR-III/AGR to the south. The proposed PUD is compatible in both intensity and density of the surrounding developments and zoning districts.

E. Listed Species Regulations: A listed species survey is submitted with the PUD application. In addition to the listed species, the property will be developed in accordance with the three recommendations in the attached letter from the Florida Fish and Wildlife Conservation Commission.

1. To address the Black Cray Fish, the site will be surveyed for the species and development will maintain a non-disturbance buffer of approximately seventy-five feet from streams and add a second erosion control fence along the perimeter of development area adjacent to any streams.
2. To address the Homosassa Shrew the property owner will maintain the heavy wooded debris in the non-developed areas. The wooded debris exists due to the harvest of timber on the site and the residual remains will provide the coarse woody debris along with the grasses, forbs and leafy wood ground recommended by the FWC.
3. To address the Black Bear, the property owner will maintain a clean construction site with wildlife resistant containers and use proper food storage and removal practices during construction. In addition, once operations commence, the property will install closed trash receptacles or use the enclosed single trash hydraulic trash system we already have on site in the Saddle Brook Neighborhood at the entrance which is easily accessible to all future residents.

See Exhibit "E" site plan for notes regarding the application of the recommendations.



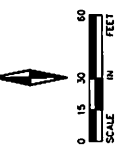
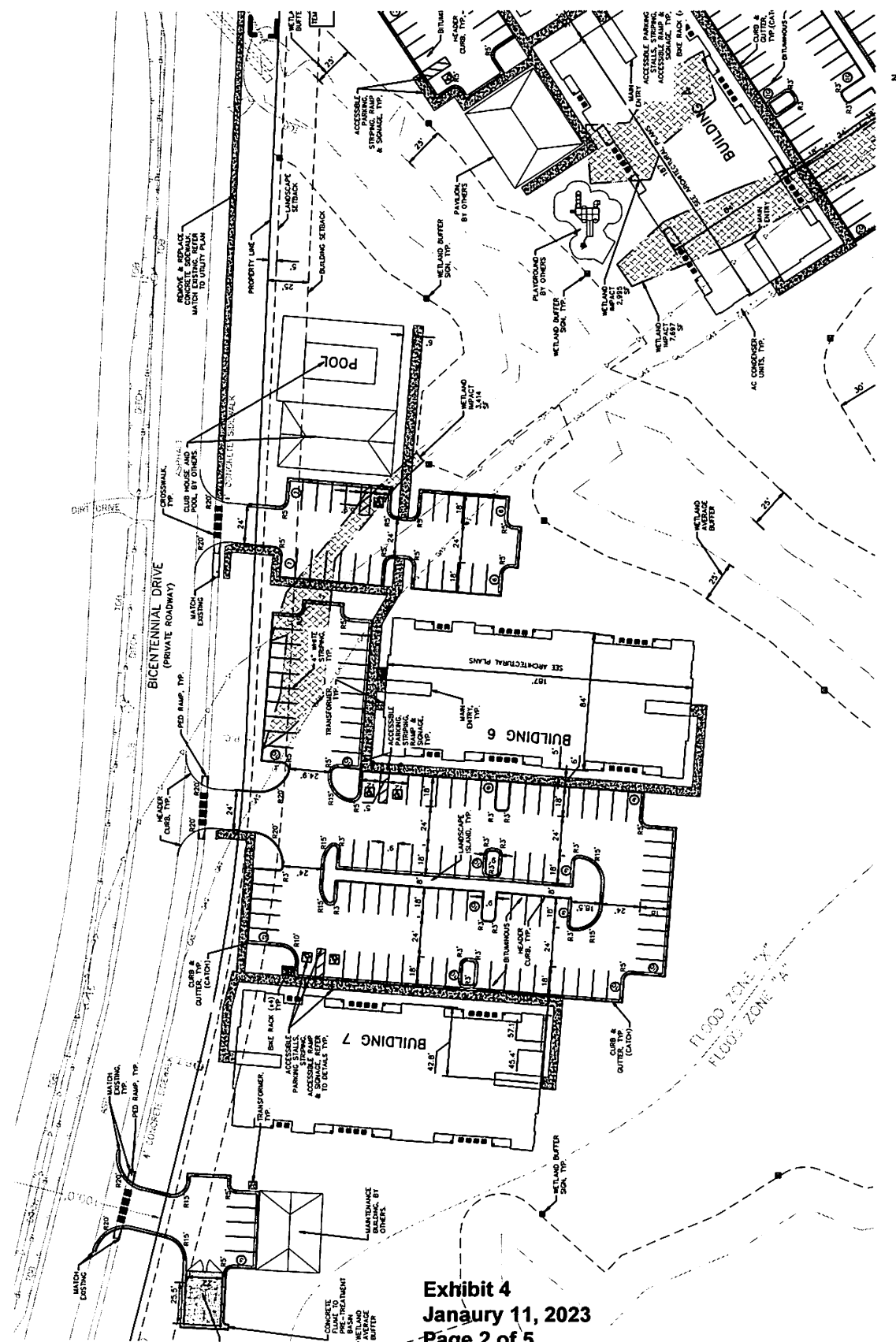
ALLIANT
BUSINESS

7408 Fullerton St, Ste 110
Jacksonville, FL 32256
904.940.0721 main
www.alliant-hc.com
CAP 25471

SADDLE BROOK APARTMENTS
3014 BICENTENNIAL DRIVE
JACKSONVILLE, FL 32221
SITE PLAN - AREA A

DATE	DATE
BY	BY
PROJECT NO.	PROJECT NO.
CLIENT	CLIENT
PROJECT NAME	PROJECT NAME
PROJECT ADDRESS	PROJECT ADDRESS
PROJECT CITY	PROJECT CITY
PROJECT STATE	PROJECT STATE
PROJECT ZIP	PROJECT ZIP
PROJECT COUNTY	PROJECT COUNTY
PROJECT PARCEL	PROJECT PARCEL
PROJECT LOT	PROJECT LOT
PROJECT SUBDIVISION	PROJECT SUBDIVISION
PROJECT PHASE	PROJECT PHASE
PROJECT PERMIT	PROJECT PERMIT
PROJECT PLAN	PROJECT PLAN
PROJECT SHEET	PROJECT SHEET
PROJECT TOTAL SHEETS	PROJECT TOTAL SHEETS
PROJECT DATE	PROJECT DATE
PROJECT TIME	PROJECT TIME
PROJECT COST	PROJECT COST
PROJECT STATUS	PROJECT STATUS
PROJECT NOTES	PROJECT NOTES
PROJECT CONTACT	PROJECT CONTACT
PROJECT PHONE	PROJECT PHONE
PROJECT FAX	PROJECT FAX
PROJECT EMAIL	PROJECT EMAIL
PROJECT WEBSITE	PROJECT WEBSITE
PROJECT SOCIAL MEDIA	PROJECT SOCIAL MEDIA
PROJECT OTHER	PROJECT OTHER

C-3A



SURVEY LEGEND:

- EXISTING PROPERTY LINE
- - - - PROPOSED SETBACK
- - - - PROPOSED CURB & GUTTER
- - - - PROPOSED CONCRETE
- - - - WETLAND BUFFER SIGN

SITE LEGEND:

- EXISTING PROPERTY LINE
- - - - PROPOSED SETBACK
- - - - PROPOSED CURB & GUTTER
- - - - PROPOSED CONCRETE
- - - - WETLAND BUFFER SIGN

Exhibit 4
January 11, 2023
Page 2 of 5

EXHIBIT F

PUD Name

Saddle Brook Landings Annex, LLC

Land Use Table

Total gross acreage	53.42	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	2.37	Acres	4.44 %
Total number of dwelling units	270	D.U.	
Commercial		Acres	%
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space	.25	Acres	0.47 %
Passive open space	45.39	Acres	84.97 %
Public and private right-of-way	3.69	Acres	6.91 %
Maximum coverage of buildings and structures	6.24	Sq. Ft.	11.68 %